

Biodiversity Statement / BNG Exemption Note
14 Booth Drive, Finchampstead, Wokingham, RG40 4HL

Applicant	Anika Patel
Proposal	Conversion of existing integral garage to habitable living accommodation
Site Address	14 Booth Drive, Finchampstead, Wokingham, RG40 4HL
Prepared by	Paul Schofield Architectural Design
Date	6 th June 2026

1. Purpose of this Statement

This statement has been prepared in support of the planning application for the proposed garage conversion at 14 Booth Drive, Finchampstead, Wokingham, RG40 4HL.

It is provided to address the Biodiversity Survey and Report requirement on the planning portal and to confirm that, due to the nature and limited scope of the works, the proposal is considered to fall within the de minimis exemption for Biodiversity Net Gain.

2. Description of the Proposed Works

The proposed development relates to the conversion of the existing integral garage into habitable living accommodation ancillary to the main dwelling.

The works are contained within the existing built form of the dwelling and relate primarily to the replacement of the existing garage door with new matching walling and fenestration, together with associated internal alterations.

The proposal does not involve a new extension, enlargement of the building footprint, excavation into garden land, or the removal of existing trees, hedgerows or soft landscaping.

3. Existing Site Conditions

The existing garage forms part of the main dwelling. The frontage and parking area serving the property are already laid out as driveway/hard standing.

The proposed parking arrangement retains off-street parking within the existing frontage, and the works do not require the loss of any meaningful area of garden habitat.

4. Biodiversity Net Gain Position

The proposal is considered to fall within the de minimis exemption for Biodiversity Net Gain because:

- The works are contained within the existing built envelope of the dwelling.
- The proposal does not impact any priority habitat.
- The proposal does not involve the removal of trees, hedgerows or significant soft landscaping.
- The existing driveway and parking area are already hard standing.
- The development would affect less than 25 square metres of on-site habitat.
- The proposal would not affect more than 5 metres of linear habitat.

Accordingly, the proposed garage conversion is not considered to trigger a requirement for a full Biodiversity Net Gain assessment or metric calculation.

5. Protected Species and Ecological Constraints

No protected species or biodiversity constraints have been identified from the nature and scale of the proposed works.

The proposal relates to the conversion of an existing integral garage within a residential property. There is no proposed demolition of roof structures, removal of mature vegetation, or works to habitat features that would reasonably indicate a requirement for a full ecological survey.

6. Conclusion

The proposed development is a small-scale householder garage conversion contained within the existing dwelling. The works would not result in the loss of priority habitat, trees, hedgerows, significant landscaping or any meaningful area of existing habitat.



PAUL SCHOFIELD
ARCHITECTURAL DESIGN

The proposal is therefore considered to fall within the de minimis exemption for Biodiversity Net Gain, and a full biodiversity survey is not considered necessary for this application.

This statement is submitted to satisfy the Biodiversity Survey and Report upload requirement for the planning application.